

MINUTES OF THE  
MARICOPA ASSOCIATION OF GOVERNMENTS  
BUILDING CODES COMMITTEE

May 21, 2008

Maricopa Association of Governments Office  
Cholla Room  
Phoenix, Arizona

COMMITTEE MEMBERS

Michael Clack, Scottsdale, Chairperson  
Ken Sowers, Avondale  
Phil Marcotte, Buckeye  
\*Mike Tibbett, Carefree  
Mike Baxley, Cave Creek  
A-Alex Banachowski, Chandler  
Mary Dickson, El Mirage  
\*Peter Johnson, Fountain Hills  
\*John Smith, Gila Bend  
\*Jo Rene DeVeau, Gila River Indian  
Community  
A-Ray Patten, Gilbert  
Bryan Woodcox for Deborah Mazoyer,  
Glendale

Ed Kulik, Goodyear  
\*Chuck Ransom, Litchfield Park  
Tom Ewers, Maricopa County  
\*Steven Hether, Mesa  
Russ Louman for Bob Lee, Paradise  
Valley  
Dennis Marks, Peoria  
Shari Hill for Tom Wandrie, Phoenix  
A-Dean Wise, Queen Creek  
Forrest Fielder, Surprise  
\*Michael Williams, Tempe  
Mario Rochin, Tolleson  
\*Rus Brock, Home Builders Association

OTHERS IN ATTENDANCE

Amy St. Peter, MAG  
Heidi Pahl, MAG  
Nathan Pryor, MAG  
Brian Juedes, Felton Group  
Greg Felton, Felton Group  
Jeff Frost, aka green  
Rex Swanson, American Plywood  
Association

\*Those members neither present nor  
represented by proxy.

A-Those members participating via  
audioconference

V-Those members participating via  
videoconference

1. Call to Order

Michael Clack, Chair, called to order the May 21, 2008 meeting of the MAG Building Codes Committee (BCC) at 2:00 p.m.

2. Introductions

Proxy Russ Louman attended via videoconference and voting members Ray Patten, Alex Banachowski, and Dean Wise attended via telephone conference call. All members introduced themselves.

3. April 16, 2008 Meeting Minutes

It was moved by Ken Sowers, seconded by Mario Rochin and unanimously recommended to approve the April 16, 2008 meeting minutes.

4. Call to the Audience

There were no comments from members of the audience.

5. Comments From the Committee

Michael Clack thanked the MAG Building Codes Committee (BCC) members for their prompt and thorough responses to the city of Scottsdale's request on ordinances that regulate construction start time. Mr. Clack said that Scottsdale citizens are concerned with how early construction starts in the morning. He informed that the city ordinance states that construction activity may begin 30 minutes prior to sunrise. He said that City Council asked construction contractors to be respectful of early start times. Scottsdale is asking that everyone be good neighbors and get along.

Michael Clack said that he received confirmation that International Code Council – Evaluation Service, Inc. (ICC-ES) will be in attendance at the June meeting to give a presentation.

6. Legislative Update

Nathan Pryor provided a legislative update. Mr. Pryor gave a description of and status for HB 2615 solar construction permits, HB 2766 omnibus energy act of 2008, SB 1345 architect specialist certification, and HB 2221 green buildings. He explained that HB 2615 was transmitted to the Governor's office. He said that since the bill has received so many amendments it seems that all the controversy has been ironed out. He said HB 2766 has had quite a journey. He said there have been numerous amendments to the bill and if action does continue on the bill it would have to go back to the House. He said there has been no action on SB 1345. Nathan Pryor said HB 2221 is stalled, and if this bill comes to life it will likely be an amendment to a current bill.

7. New Wall Bracing Provisions

Rex Swanson of the American Plywood Association gave a presentation on new wall bracing provisions in the 2007 International Residential Code (IRC) supplement. He distributed 4 documents including: Chapter 6 Wall Construction, 2007 Supplement to the IRC, Code Modification Attachment, and a copy of the City of Phoenix Development Services Department modification to the residential code.

Michael Clack said Rex Swanson gave this presentation to city of Scottsdale staff. Mr. Clack said the problem is that Scottsdale did not adopt the supplements as part of the ICC code adoption. He mentioned that the city of Scottsdale structural engineer had some questions and concerns about the new wall bracing provisions. He said these new wall bracing provisions will be a part of the 2009 code when it is published. He noted that Rex Swanson would like to use this wall bracing provision now.

Sheri Hill from the City of Phoenix said she was unaware of the City of Phoenix handout from Rex Swanson.

Dennis Marks asked if there has been an engineering analysis on what percentage of hold downs could be eliminated by using this method. Rex Swanson replied no engineering analysis has been done. Mr. Swanson said there will be a fairly substantial reduction in hold downs and this will be more cost effective. Dennis Marks asked if it is then true that the hold downs on each end of a typical sheer panel would be eliminated. Rex confirmed yes, they would be minimized.

Forrest Fielder asked if those that reviewed the supplements were able to determine if there was a tradeoff in requirements. Michael Clack said he has not seen any tradeoffs. Mr. Clack said he is concerned about proposals from the ICC Annual Business Meeting (ABM) in Minnesota, September 2008. Rex Swanson said he heard that there may be minor changes but he is not aware of any major changes from proposals for the ICC ABM.

Dennis Marks asked Brian Juedes for his opinion since he is a structural engineer. Brian Juedes, Felton Group, said he supports what Rex Swanson is asking for and said he said he sits on the ICC Ad Hoc Wall Bracing Committee responsible for these changes. Mr. Juedes said that Greg Felton also supports this initiative. He said there is nothing from the ICC that will affect these two provisions. He said the 16 inch floor framing limitation has been modified rationally and reasonably. He said it used to be that the continuous wood sheathing method, introduced in 2000, had to be used throughout the entire house. He said the 2007 code is now more flexible as it stipulates that continuous wood sheathing can be used in various areas of a house but does not have to be used for the entire house. He said it will eliminate some hold downs but that is not a structural engineering concern. He thinks it is a great trade off and they will have a good product in the end that should be equal or better in strength. He does not think that it will be changed in the 2009 codes. Brian Juedes asked that engineers be allowed to use these two provisions out of the 2007 supplements under the umbrella of rational analysis.

Michael Clack said he would like to put this item back on the agenda next month for a possible vote. Ken Sowers asked if it is possible to have the City of Phoenix explain their process and conclusions for how they modified this part of the code. Mr. Sowers said he would allow the new wall bracing provisions, but he does not want to go back to City Council to get approval. Michael Clack said ideally, MAG BCC would allow this valley-wide so that no single agency needs to get Council approval.

## 8. Inclusive Home Design

Amy St. Peter discussed the Housing and Transportation Conference and report. She referred committee members to page 10 of the report, the section on 'inclusive home design.' She asked committee members for input. She also said that the Arizona Bridge to Independent Living (ABIL) has a home mobility assessment that was included in the agenda packet, and asked for their comments on the assessment.

Michael Clack said San Antonio could be added to the list of cities in the report that are doing inclusive home design, since San Antonio has a similar ordinance that was passed in 2002. Mr. Clack said the City of San Antonio worked with the home builders to pass this ordinance. He said the goal for San Antonio was to create an ordinance that requires any house built with public funds to be visitable. He said they included all the costs for inclusive home design into the total cost of the house. He said the home builders were effective in this area. He said cost was minimal compared to the cost of the house. He said San Antonio wanted to have the housing adaptable so people could age in place.

Mr. Clack said he thinks the MAG Human Services Division is on the right track with their report and encouraged them to continue. He asked if this will be mandated for residential housing in Maricopa County. Amy St. Peter replied no, this is a best practices document. Ms. St. Peter said the next steps are to take the report through the MAG approval process.

Ken Sowers asked if it is true that Goodyear and Surprise already have an ordinance for inclusive home design. Ed Kulik said that Goodyear adopted an ordinance last year that states model home complexes with one or more models need to provide one accessible unit. He said this is not a requirement but they are encouraging builders to have this option available to their homebuyers. Forrest Fielder said Surprise currently does not have an ordinance but that is the direction they are heading with model home complexes. Mr. Fielder noted that the City of Surprise will have visitable housing. He noted that he likes the term 'visitable' because it is a subset of universal design not of the Federal Americans with Disabilities Act (ADA). Ed Kulik said the Home Builders Association (HBA) worked with Goodyear to create their inclusive home design ordinance and the HBA has a pamphlet available. Amy St. Peter said she will edit the report with the feedback she received from MAG BCC members. Ken Sowers said there is a section of Tucson that is also working on inclusive home design. Amy St. Peter said she was aware of it. Tom Ewers said these items are already in compliance with current code. Forrest Fielder said Surprise is dealing with a technical issue about stucco detailing adjacent to doors and this is something the MAG BCC may need to revisit to ensure all members are in agreement.

## 9. Home Builders Association of Central Arizona (HBACA) Perspective on Expired Building Permits

No update was provided.

## 10. Regional Plan Review/MAG Building Inspectors/Plans Examiners (RPR/BI/PE) Forum Update

No report was given. Ray Patten said the Regional Plan Review (RPR) group is not active. Ken Sowers suggested deleting the RPR group. The committee agreed.

11. Updated MAG Building Codes Committee Membership

No changes were provided. Michael Clack asked that members forward any changes to Heidi Pahl.

12. Update Survey of Code Adoptions

Michael Clack encouraged members to send any code changes to Heidi Pahl.

13. Topics for Future Agendas

Forrest Fielder suggested a possible agenda item to discuss an initiative to reach consensus in unison on the 2009 I-codes, prior to the adoption of these codes. Michael Clack said that should be placed on the agenda for the next month's meeting as a discussion item. Ken Sowers stated that he informs architects, builders, and others a year or two in advance of his jurisdiction's timetable for adoption of the new codes and the builders still have problems understanding when, how and why the new codes were adopted.

Forrest Fielder said that the MAG BCC can anticipate that each legislative session there will be a new state code measure introduced. Ken Sowers encouraged all members to adopt the new codes with amendments, at the same time, for consistency and uniformity across the region.

14. Adjournment

The meeting adjourned at 2:58 p.m.